

Planning Department  
Dublin City Council  
Civic Offices,  
Wood Quay,  
Dublin 8

14 March 2024

**HW Planning**

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**Company Reg. No.**

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**Accreditations**

ISO 9001:2015  
ISO 14001:2015  
ISO 45001:2018

**Re: Planning Application for a Large Scale Residential Development (LRD) for Student Accommodation at the Former IDA Centre, Prussia Street, Dublin 7, D07 T868, D07 DP96 and D07 YK11.**

Dear Sir/Madam,

We act on behalf of Lyonshall Limited who are submitting a planning application for a Purpose-built Student Accommodation complex and all ancillary development on a site located at the Former IDA Centre, Prussia Street, Dublin 7, D07 T868, D07 DP96 and D07 YK11.

**Proposed Development**

The proposed development will consist of:

*"The demolition of the existing 4 no. warehouse structures to provide for the construction of a 373 bed Purpose-built Student Accommodation development, a ground floor café, and all ancillary site development works.*

*The proposed development will be provided in 2 no. apartment blocks ranging in height from 3-5 storeys over basement and a single terrace of own door studio units, including 43 no. apartments ranging in size from 4-6 bedrooms (250 no. bedspaces), 123 no. studio apartments all served by bicycle parking in a dedicated bike store, bin store, plant rooms, outdoor amenity spaces and internal student amenity facilities, ESB substation, rooftop mounted plant and PV panels.*

*The primary access to the proposed development will be provided from Prussia Street to the east. The proposed development also provides for the alterations of a section of the western boundary wall to provide for fencing and a gate to facilitate a maintenance access for Dublin City Council from Drumalee Court."*

**Enclosures**

6 no. hard copies and 1 no. electronic copy of the plans and particulars as set out on the Schedule of Documents provided.



In line with the LRD legislation, the applicant has set up a dedicated LRD website which can be viewed using the link here: [www.prussiastreetlrd.ie/](http://www.prussiastreetlrd.ie/)

Please do not hesitate to contact us if you have any queries.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', written in a cursive style.

Harry Walsh  
HW Planning

# Schedule of Documents



## Prussia Street LRD Planning Application

Discipline	Consultancy	Document
Planning	HW Planning	Completed Application Form
		Public Notices
		Local Authority Cover Letter
		Planning Statement
		Statement of Consistency
		Response to LRD Opinion
		Community and Social Audit
		Student Demand and Concentration Report
		Operational Student Management Plan
		EIAR Screening Report
Architectural	O'Mahony Pike	Architectural Design Statement
		Schedule of Accommodation
		Housing Quality Assessment
		Site Location Map (1:1000 or 1:2500)
		Site Layout Plans (1:500)
		Plans Elevations, sections, demolition drawings etc. (1:200)
Engineering	MHL	Mobility Management Plan
		Scaled Autotrack and BusConnects overlay drawings.
		Statement of Consistency with DMURS
		Road Safety Audit
	Horgan Lynch	Engineering Drawings
		Storm Water Management Plan
		Site Specific Flood Risk Assessment
	Clancys	Basement Impact Assessment and SI
		Engineering Services Report
	DKP International	Construction and Environmental Management Plan
Construction and Demolition Waste Management Plan		
Landscape & Visual	Doyle O'Troithigh	Landscape Drawings
		Landscape Design Report
	CMARbour	Tree Survey Drawings
		Arbourcultural Assessment
Environmental	Altamar	Appropriate Assessment Screening
		EclA including Bat Survey

Other	Modelworks	Photomontages/CGI's
		LVIA
	ARC	Daylight, Sunlight and Overshadowing Assessment
		Archaeological Impact Assessment
	Aramark	Architectural Heritage Impact Assessment
		Building Lifecycle Report
	AWN	Operational Waste Management Plan